

REGULAR MEETING
BELMONT REDEVELOPMENT AGENCY

Tuesday, March 12, 2002

CALL TO ORDER 7:30 P.M.

ROLL CALL

Directors Present: Metropulos, Cook, Wright, Bauer, Warden

Directors Absent: None

Staff Present: Executive Director Kersnar, Agency Attorney Savaree, Agency Secretary Kern

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Clerk Kern

PUBLIC/DIRECTORS COMMENTS

Chair Warden invited comments on anything not on the Redevelopment Agency Agenda. There was no response.

CONSENT CALENDAR

Chair Warden announced and explained the Consent Calendar and invited removal of any item not on the agenda for separate consideration. There was not response to this invitation. Moved by D. Wright, seconded by D. Cook, and approved unanimously, by show of hand to adopt:

MINUTES APPROVED ON CONSENT CALENDAR

Minutes approved were those dated January 29, 2002.

WARRANTS APPROVED ON CONSENT CALENDAR

Warrants dated February 22, 2002 in total amount of \$163.33.

RESOLUTIONS ADOPTED ON CONSENT CALENDAR

Resolution No. R.A. 397 amending the Fiscal Year 2002 Budget and approving a Revision to revenue and Supplemental Appropriation.

Resolution No. 398 approving a First Amendment to the Agreement for Professional Services with Curtis Williams & Associates.

End of Consent Calendar items

ADDITIONAL BUSINESS

Update – Redevelopment Agency Capital Project/Bond Prioritization.

Executive Director Kersnar reported that the staff recommendation was to allocate \$4 million for projects that would address Utility Undergrounding, Plaza/Old County Road Streetscape, Façade Improvement Program, Low/Moderate Income payback, Block 4 Specific Plan and Street Improvements. He explained that this would leave approximately \$3.6 million as undesignated and some of these funds would be an eligible source of funding if needed for the police facility. Executive Director Kersnar stated that following the presentation on the police facility on April 23rd, a determination could be made on how these bond proceeds should be allocated.

In response to D. Metropulos, Executive Director Kersnar explained that the police facility project had not been on the list of bond proceeds projects.

D. Warden said he never thought any of these funds would be used for the City Hall project.

Executive Director Kersnar stated funding could be used for a police facility. He said one of the options included a stand alone police facility, which would be eligible for funding.

D. Bauer stated that the Director's needed to maximize the value of these bond proceeds for Belmont. He said he thought that the rehabilitation of Old County Road would have a positive effect of drawing more business to the community.

Executive Director Kersnar explained that in the past Redevelopment funding had been used to offset development costs to allow projects to move forward to benefit the community. He said one of the suggestions would be to fund a Specific Plan for Block 4, so that private development could move forward. He explained that the façade improvement program had an indirect affect by rehabilitating existing facilities, which in turn could stimulate further private development and make the area more appealing.

D. Cook stated her concern about delaying some of these projects that had been on the list for a long time. She suggested that staff be directed to move forward with the projects in the Phase 1 Plan.

In response to D. Wright, Executive Director Kersnar stated that the total plaza project cost would be \$1.2 million. He explained that this funding would also be used to enhance the streetscape of Old County Road.

Executive Director Kersnar reported that the staff would report back with two additional Capital Improvement Plans in the near future. One would include all the parks projects with the funding available; and the other would be a housing plan. He noted that there was a fund buildup in the Low/Moderate Income Fund that needed to be directed towards housing.

Mr. Lawhern, 408 Hiller Street, Sterling Downs Neighborhood Association, requested that the Directors begin the process for redevelopment of Old County Road. He said this area has deteriorated and needed to be reconditioned to cause economic feasibility to take place.

He said he was very interested in improving the police facility and could understand the need to reserve some of the bond proceeds, until the full report had been given to the Directors. He urged the Directors to approve the Phase 1, \$4 million plan now and move forward.

Mr. Clore, 714 Linda Ct. San Mateo, owner Belmont Hardware, explained that he was in the process of working with architects to rehabilitate his building, including the property next to his. He said he would need Redevelopment funds to make his project economically feasible.

Executive Director Kersnar reported that \$200,000 was being set aside for a Specific Plan and environmental documents for this area. He explained that this could provide a coordinated guide for the various property owners. He said that staff did not factor in any subsidy to individual property owners, but that decision could be made when Phase 2 returned for discussion. Executive Director Kersnar noted that some of the properties might be eligible for façade improvement funding.

In response to D. Cook, Executive Director Kersnar stated that the staff had not looked at the feasibility of using elements of the old plan for Block 4, because the proposals from the two developers indicated they would need to use all the Bond proceeds for redevelopment.

Executive Director Kersnar stated that if the Agency determined they wanted to help the property owners of Block 4, then a fundamentally privately

financed redevelopment plan must be considered, so that projects paid for themselves. He said some of the earlier plans might work with this concept.

D.Wright stated that he was in support of reinvesting in the area east of El Camino with this Phase 1 \$4 million. He said he would like to find \$300,000 more to complete the medians between El Camino and Highway 101. D. Wright remarked that he was in favor of holding the \$3.6 million in abeyance until the options for the police facility were presented, but he was philosophically inclined to reinvest this money on blight, and stimulating private development. D. Wright commented that when the Phase 2 proceeds were presented, he would entertain specific development options that would work with private development in target areas.

D.Bauer said he would like to move forward to allocate Redevelopment funds to provide maximum benefit to rehabilitate an area. He said he was ready to move forward.

D. Metropulos said he was very comfortable with these \$4 million suggested expenditures and would like to move forward now. He said he thought public safety was important and it was time to move forward with a police station.

D.Cook commented that it was a time to move forward with Phase 1.

D. Warden stated his concern about using any of these bond proceeds on the police station because this project was never listed as one of the projects. He said there were a lot of projects that could use these funds, especially housing. He said he was willing to put the \$3.6 aside until the report on the police facility.

Following discussion, staff was directed to return at the meeting of April 9th, with the details of the Phase 1 allocations and steps needed to implement the projects.

ADJOURNMENT at this time, being 8:15 P.M. this meeting was adjourned to the regular meeting.

Kathy Kern

Agency Secretary

Meeting tape recorded and video taped

Tape No. 518

